

CODES COMMITTEE
REVIEW SUMMARY

Decision No. 1999.008

REFERENCE: Engineer Chief of the Phoenix IHS Area Office, Kevin Stover's letter of May 26, 1999.

ISSUE: Do Buildings #214 (Hospital) and #217 (Central Plant) require a two-hour Fire Resistant Rated separation?

LOCATION: Fort Yuma Hospital, Winterhaven, California.

BACKGROUND: The buildings in question are buildings #214 and #217 at the Fort Yuma Hospital. The Hospital Building (#214) is a mixed occupancy (Health Care and Business). Building #217 serves as the Central Plant for the Hospital. The Business Occupancy of #214 is immediately adjacent to #217. The buildings are separated by a space measuring approximately one foot. The walls separating the facilities do not qualify as a two-hour Fire Resistant Rated (FRR) separation. Both buildings are fully sprinklered.

A Deep Look Survey conducted in 1996 stated that the lack of a two-hour FRR separation between the two buildings was in violation of the Life Safety Code. This was reported on the Statement of Conditions (SOC) as a deficiency and a subsequent survey by JCAHO in 1999 resulted in a Type I deficiency.

Telephone contact with Mr. Dean Samets of the JCAHO resulted in full agreement with the Phoenix Area Office assessment that a two-hour FRR is not applicable with both buildings being fully sprinklered. However, because the SOC was not properly utilized and the deficiency remained on the document, Mr. Samets requests a formal ruling to remove the Type I score.

DISCUSSION: Buildings #214 and #217 can be collectively considered one building due to their proximity and to the fact that the function of the Central Plant is to provide heating and cooling to the Hospital. As such, the Central Plant falls within the Business Occupancy of the entire facility. The Central Plant is considered to be a Hazardous Area. The following LSC Section applies:

LSC Section 27-3.2.1 requires that hazardous areas, including boiler or furnace rooms, be separated from other parts of the building by one-hour FRR construction or be protected by an automatic extinguishing system.

INTERPRETATION: Buildings #214 and #217 should be considered one facility. Therefore, there is no requirement for them to be separated by two-hour FRR construction so long as both buildings are fully sprinklered.

SIGNATURES:

☒ Concur ☐ Do Not Concur

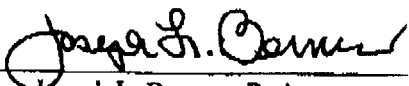
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